

Residential Basics 12A Program



A DDES Customer Information Bulletin



King County Department of Development and Environmental Services
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<http://www.metrokc.gov/ddes/>

Frequently Asked Questions

King County DDES has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are final authority. Because the codes and regulations may be revised or amended at any time, consult King County staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that the project meets all requirements of applicable codes and regulations.

Definitions that may be helpful

The Residential Basics Program: A program designed to accommodate permit applicants who wish to build the same house design on a repetitive basis.

Registered plan: A set of approved plans kept on file at DDES. The registered plans are for the exclusive use of the entity that made the original application unless prior arrangements have been made with the holder of the registered plan.

Basic Permit: The name of the permit type when using an approved registered plan.

Some advantages of the program are as follows:

- ◆ An expedited review of the permit application (there is no building plan review since an approved registered plan is used).
- ◆ A reduction of base permit fees.

Note: There is no expedited review or fee reduction for required site reviews.

Parameters

Only one- and two-story single-family dwelling units are allowed. A basement under a two-story house will be reviewed as a revision on a site-specific basis.

Allowed options contained within the same registered plan are as follows:

- ◆ Elevation/roof framing changes that do not affect the structure below the topmost plate line.
- ◆ Additional garage bays and extensions.
- ◆ Optional fireplace locations.

Frequently Asked Questions

Note: The registered plan will be approved with the largest square footage shown; permit fees will reflect the larger square footage whether or not the house is built with the options.

Procedure for setting up the registered plan

An appointment is not required.

Provide two complete sets of plans and calculations for review.

Pay plan review fee at the time of application.

The plan review fee is based on the square footage of the dwelling, garages, covered porches, carports, and decks. Each of these areas is charged at a different rate. If you need to know the exact charge before you make the application, you may call 206-296-6600 and ask a permit technician to calculate it for you.

A registered plan number will be issued at the time of application. This number will be needed when you apply for your basic permit(s). The registered plan review is a two-step process. In the first review, one set of plans will be redlined and returned to you to make necessary corrections. You may call 206-296-7018 to inquire as to time frames for completion of the first review.

A minimum of two sets of clean and complete plans will be required to begin the second review. The time frame for this review is three to five workdays. You will be notified when your plans are approved.

Obtaining A Basic Permit

An appointment is required for this application, or you may leave your permit application and required documentation in the basket reserved for basic permits, along with a check for \$125.00. Also include a \$125.00 permit processing fee, plus additional fees for any required site reviews. The required documentation must include the registered plan number and all of the applicable site information indicated in Bulletin #9, *Obtaining a Residential Building Permit*.

The following items are required if your plat approval does not contain them:

- ◆ Water availability letter from your water district or a recorded well covenant.
- ◆ Sewer availability letter from your sewer district, or an approved septic design fire district receipt.

Telephone numbers that may be helpful

206-296-6600 DDES Information

206-296-7018 Basic Permit Timeline Information



King County complies with the Americans with Disabilities Act (ADA). If you require an accommodation to attend a meeting (two weeks notice) or require this information in Braille, audiocassette, or large print, please call 206-296-6693 or TDD 206-296-7217.